

LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
WORK SESSION
Monday, May 8, 2023

COMMISSIONERS PRESENT

Chairman Bill Slaughter
Vice Chairman Mark Wisenbaker
Commissioner Joyce Evans
Commissioner Demarcus Marshall

Commissioners Scott Orenstein and Clay Griner were not present.

Chairman Slaughter called the meeting to order at 8:30 a.m.

MINUTES

The minutes were presented for the work session of April 24, 2023 and the regular session of April 25, 2023. No revisions to the minutes were requested.

PUBLIC HEARING

Abandonment of a Section of Hightower Road, Director of Engineering Services, Chad McLeod, presented the item. Mr. McLeod stated the Commission made the initial determination at the March 14, 2023 regular session meeting, adding the request remains ready for consideration. Mr. McLeod stated removing the highlighted section of Hightower Road would promote the security of aircraft at Moody Air Force Base.

REZ-2023-05 AB Motorsports, Old Clyattville Road, R-A to C-C, 0.88 acres, County Utilities, County Planner, J.D. Dillard, presented the request, stating it was withdrawn by the applicant.

REZ-2023-06 Herschend Family Entertainment dba Wild Adventures, 3766 Old Clyattville Road, P-D to P-D/amended, ~170 acres, County Utilities, County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this is an amendment with Wild Adventures to their current site plan and zoning. It is zoned P-D (Planned Development) as it was in 1995. Mr. Dillard stated it is listed as a regional activity center and there are a few wetlands as noted. Mr. Dillard stated the request is to add a multi-phased campground experience with sites for RV's, cabins, glamping and amenities on the property. Mr. Dillard stated the original approval from 1995 did list "overnight lodging and group accommodations" and "bed and breakfast and other types of lodging accommodations" as an allowed use on the property. Mr. Dillard stated the Planning Commission and the TRC recommended approval of the request. Commissioner Marshall asked what is being amended, Mr. Dillard responded the site plan, since these changes were not shown in the original site plan from 1995.

FOR CONSIDERATION

Approval of Briggston Road Right of Way Purchases, Director of Engineering Services, Chad McLeod, presented a request in the amount of \$49,231.50, for the purchase of right of way. Mr. McLeod stated the county has negotiated the purchase of right of way for parcels, 1 through 38 (excepting parcels 2 and 36) for the Briggston Road TSPLOST project. Mr. McLeod stated as of today, parcel two (2) will be included as well. Commissioner Marshall asked as far as the approval of the parcels at the regular commission meeting, Chairman Slaughter answered all parcels could be approved with one motion.

Beer and Wine License - Hardik Patel of DHWEA #1, Inc. DBA Bigfoot Travel Center #926 - 7212 Lakes Blvd., Lake Park, GA, Finance Accounts Receivable Technician, Lorraine Taylor, presented the item. Mrs. Taylor stated the applicant currently has a license for the sale of beer for consumption off premises and would like to add wine for consumption off premises to the existing license. Mrs. Taylor further stated all requirements have been met.

BID

A New Ciyattville Community Center, Director of Engineering Services, Chad McLeod, presented the item. Mr. McLeod stated a new Ciyattville Community Center was approved on the SPLOST VIII referendum. Mr. McLeod stated three bids were received with Kellerman Construction submitting the low bid in the amount of \$560,465.00 and 150 days.

REPORTS - County Manager

County Manager, Paige Dukes, mentioned the scrap tire recycling event will begin today at Lowndes County Public Works through May 15th, stating basic car and truck tires will be collected. Vice Chairman Wisenbaker asked how tractor tires can be disposed or recycled, Public Works Director, Robin Cumbus answered to contact a tractor dealership and they should be able to accept, with a small fee. Assessment notices will be mailed out in mid-May, due to the current cost of construction, there will be an increase. Departmental budget meetings have been scheduled. One Valdosta-Lowndes Steering Committee meeting will be held tomorrow and the Chamber of Commerce has hired Mary Beth Brownlee. Vice Chairman Wisenbaker, asked Mrs. Brownlee's title, Mrs. Dukes answered the Director of the One Valdosta-Lowndes Initiative. Vice Chairman Wisenbaker expressed his regrets for missing the ACCG Annual Conference and the recognition of County Manager, Paige Dukes receiving the Jerry Griffin Award and the recognition of the Lowndes County Public Works Department for receiving the Georgia County Excellence Award for the Litter Program. Chairman Slaughter thanked Vice Chairman Wisenbaker for helping with the presentation of the proclamations while he was out of town attending the conference.

ADJOURNMENT

Commissioner Marshall made a motion to adjourn the work session meeting, Vice Chairman Wisenbaker second. Chairman Slaughter adjourned the meeting at 8:43 a.m.

LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
REGULAR SESSION
Tuesday, May 9, 2023

COMMISSIONERS PRESENT

Chairman Bill Slaughter
Vice Chairman Mark Wisenbaker
Commissioner Joyce Evans
Commissioner Scott Orenstein
Commissioner Demarcus Marshall

Commissioner Clay Griner was not present.

Chairman Slaughter called the meeting to order at 5:30 p.m.

INVOCATION

Vice Chairman Wisenbaker

PLEDGE OF ALLEGIANCE TO THE FLAG

Vice Chairman Wisenbaker

MINUTES

The minutes were presented for the work session of April 24, 2023 and the regular session of April 25, 2023. No changes to the minutes were requested. Commissioner Orenstein made a motion to approve the minutes as presented, Commissioner Evans second. All voted in favor, no one opposed. Motion carried.

PUBLIC HEARING

Abandonment of a Section of Hightower Road, Director of Engineering Services, Chad McLeod, presented the item. Mr. McLeod stated the Commission made the initial determination at the March 14, 2023 regular session meeting, adding the request remains ready for consideration. Mr. McLeod stated removing the highlighted section of Hightower Road would promote the security of aircraft at Moody Air Force Base. No one spoke for or against the request. Commissioner Marshall made a motion indicating the section of road has ceased to be used by the public to the extent that no public purpose is served by it and that its removal from the county road system is otherwise in the best public interest, Commissioners Evans and Orenstein second. All voted in favor, no one opposed. Motion carried.

REZ-2023-05 AB Motorsports, Old Clyattville Road, R-A to C-C, 0.88 acres, County Utilities, Chairman Slaughter verified with County Planner, J.D. Dillard that the request has been withdrawn by the applicant, Mr. Dillard responded yes.

REZ-2023-06 Herschend Family Entertainment dba Wild Adventures, 3766 Old Ciyattville Road, P-D to P-D/amended, ~170 acres, County Utilities, County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this is an update to the site plan for Wild Adventures, which is currently zoned P-D (Planned Development) as it was in 1995. Mr Dillard stated it is listed as a regional activity center on the future land use map and there are minor wetlands as noted. This request is to update the site plan which shows the areas of the campground phases one and two and potential future phase three, including RV sites, campground and amenities and possibly restaurants. Mr. Dillard stated the Planning Commission and the TRC recommended approval of the request. Commissioner Orenstein asked Chairman Slaughter if the voting was to approve the future phase three, Chairman Slaughter verified with Mr. Dillard and he stated the approval would include phases one, two and three. Commissioner Marshall asked if they had expressed a time frame to proceed with this project, Mr. Dillard responded July 1, 2023. No one spoke for or against this request. Vice Chairman Wisenbaker made a motion to approve the request as presented, Commissioners Evans and Orenstein second. All voted in favor, no one opposed. Motion carried.

FOR CONSIDERATION

Approval of Briggston Road Right of Way Purchases, Director of Engineering Services, Chad McLeod, presented a request in the amount of \$51,500.50, for the purchase of right of way. Mr. McLeod stated the county has negotiated the purchase of right of way for parcels, 1 through 38 for the Briggston Road TSPLOST project. Mr. McLeod reminded the Commission parcels 2 and 36 were accepted and all the deeds were before the Commission. Commissioner Marshall asked regarding the approval if that would be for parcels 1-38, Chairman Slaughter answered all parcels. County Attorney, Walter Elliott clarified that there were no parcels numbered 14, 22 and 23, there are 36 parcels with the deeds here in the room with Mr. McLeod. Commissioner Marshall made a motion to approve the right of way purchases as presented, Commissioner Orenstein second. All voted in favor, no one opposed. Motion carried.

Beer and Wine License - Hardik Patel of DHWEA #1, Inc. DBA Bigfoot Travel Center #926 - 7212 Lakes Blvd., Lake Park, GA, Finance Accounts Receivable Technician, Lorraine Taylor, presented the item. Mrs. Taylor stated the applicant currently has a license for the sale of beer for consumption off premises and would like to add wine for consumption off premises to the existing license. Mrs. Taylor further stated all requirements have been met. Vice Chairman Wisenbaker made a motion to approve the license as presented, Commissioner Orenstein second. All voted in favor, no one opposed. Motion carried.

Valdosta Housing Authority Request for Loan *Agenda Item Added*, Chairman Bill Slaughter presented the item. Chairman Slaughter stated the Valdosta Housing Authority has asked the County to agree to make a loan to the Housing Authority in the amount of \$1,000,000.00. Chairman Slaughter stated a proposed resolution agreeing to make the requested loan is attached. Commissioner Marshall asked regarding the payments beginning in 2027 and the final payment occurring in 2046; Commissioner Marshall asked if the final payment date should be 2047; County Attorney, Walter Elliott, responded it is inclusive, since it begins January 1, 2027 through January 1, 2046. Chairman Slaughter reiterated the payment terms for clarification. Commissioner Evans requested she be recused due to being on the Valdosta Housing Authority Board, County Attorney, Walter Elliott, stated Commissioner Evans is abstaining from the vote and any discussion. Commissioner Marshall made a motion to approve the request as presented, Commissioner Orenstein second. All voted in favor, no one opposed. Motion carried.

BID

A New Clyattville Community Center, Director of Engineering Services, Chad McLeod, presented the item. Mr. McLeod stated a new Clyattville Community Center was approved on the SPLOST VIII referendum. Mr. McLeod stated three bids were received with Kellerman Construction submitting the low bid in the amount of \$560,465.00 and 150 days. Vice Chairman Wisenbaker made a motion to approve Kellerman Construction as the low bidder, in the amount of \$560,465.00 and 150 days, Commissioner Orenstein second. All voted in favor, no one opposed. Motion carried.

REPORTS - County Manager

County Manager, Paige Dukes was not in attendance, due to attending the Air War College in Alabama.

Citizens Wishing To Be Heard - There were no citizens wishing to be heard.

ADJOURNMENT

Vice Chairman Wisenbaker made a motion to adjourn the regular session meeting, Commissioner Marshall second. All voted in favor, no one opposed. Chairman Slaughter adjourned the meeting at 5:45 p.m.